

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

162 STANLEY ROAD KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Keysborough

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 WESTON STREET KEYSBOROUGH VIC 3173	\$1,185,000	15-Nov-21
6 APPLETON AVENUE KEYSBOROUGH VIC 3173	\$1,070,000	25-Oct-21
2 YELLOWBOX DRIVE KEYSBOROUGH VIC 3173	\$1,180,000	19-Dec-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 April 2022



**7 WESTON STREET  
KEYSBOROUGH VIC 3173**

5 2 2

Sold Price **\$1,185,000** Sold Date **15-Nov-21**

Distance **0.28km**



**6 APPLETON AVENUE  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,070,000** Sold Date **25-Oct-21**

Distance **-**



**2 YELLOWBOX DRIVE  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,180,000** Sold Date **19-Dec-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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